



## 12 Ardmore Close

Tuffley, Gloucester, GL4 0BL

**Offers in excess of £400,000**



Murdock & Wasley Estate Agents are delighted to offer this charming three-bedroom detached bungalow, nestled in a peaceful no-through road and available with no onward chain. This inviting home provides a tranquil escape with stunning views across to the Malvern Hills.

The interior features a spacious entrance hall that leads to three bedrooms, a shower room, and a large kitchen with an adjoining utility room. The comfortable living room offers splendid views to the front, and access to the dining room, while a useful cloakroom adds convenience.

The property includes a garage and parking for at least three vehicles. The rear boasts a patio area ideal for gatherings, and the tiered garden offers progressively more impressive views from each level.

Additional highlights include double glazing and gas central heating, ensuring year-round comfort and efficiency.





### Entrance Hallway

Accessed via upvc double glazed door, data point, power points. Doors lead off:

### Lounge

Television point, power points, coving, radiator, ornate fireplace with surround, front aspect upvc double glazed window. Door leads off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, four ring gas hob and extractor hood over, vinyl flooring, radiator, rear aspect upvc double glazed window. Door leads off:

### Dining Room/Bedroom Four

### Utility

Laminate worksurface, appliance points. power points, space for tumble dryer and washing machine, side aspect upvc double glazed door leads to garden.

### Cloak Room

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, fully tiled walls, radiator, rear aspect frosted upvc double glazed window.

### Bedroom One

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, rear aspect upvc double glazed window. Door leads off

### Shower Room

Suite comprising double step in cubicle with shower over, low level wc, wall mounted wash hand basin with mixer tap over and storage below, partly tiled walls, radiator, rear aspect frosted upvc double glazed window.

### Garage

Accessed via Up & Over door, power and lighting, personal door leads into property.

### Outside

To the front of the property there is a tarmac driveway providing parking for at least three vehicles and a garden comprised of mature shrubs and low level wall.

To the rear of the property a patio provides space for garden furniture whilst steps lead of the tiered garden enclosed by hedgerow and mature trees.

### Services

Mains water, gas, electricity & drainage.

### Tenure

Freehold

### Local Authority

Gloucester City Council

Council Tax Band: E

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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